

3. Land Use Environment



Introduction

The land use patterns of the community.

Per the City of Fort Lauderdale's 1999 **Comprehensive Plan**, land uses are implemented to preserve and enhance the character of an area by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide adequate services for families, conserve natural resources and ensure compatibility of land uses. These goals are advanced through the proper zoning designation assigned to properties and State law requires that zoning designations be in conformance with the Comprehensive Plan Future Land Use Map.

In this section, the Central Area's Comprehensive Plan land use designations (**Figure 3.1**) and zoning classifications (**Figure 3.5**) are inventoried and analyzed. They are then compared to the existing land uses identified through the field survey conducted by OCCP staff between November 1999-March 2000. (**Figure 3.2**)

After the property/parcel inventory was completed, the data was organized into a variety of tables. These tables were then converted and generated into thematic maps that extrapolate and identify any trends or inconsistencies in the land use patterns.



Various City Planning Documents

Figure 3.1

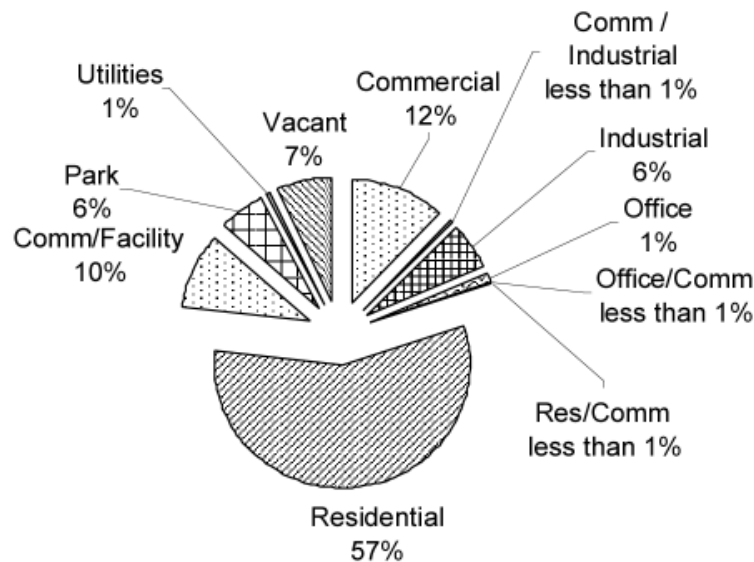
figure 3.2

Analysis of Land Use Inventory and Designation for the Central Area

Table 3.1 depicts a breakdown of all the properties in the Central Area by land use according to the number of properties and total acreage. The information was secured via CAP field survey.

The most predominant land use surveyed in the Central Area is residential (single-family and multi-family), totaling 1,830 acres or 57%. The next largest land use is commercial at 400 acres, or 12%. **Figure 3.3** illustrates the total breakdown of all land uses in the Central Area.

FIGURE 3.3 - Total Acreage by Land Use



Source: City of Fort Lauderdale, OCCP

TABLE 3.1 - Land Use Survey, Central Area

Land Use	Number of Properties	Total Acreage
Commercial	1,199	400
Community Facility	583	331
Commercial / Industrial	8	7
Industrial	210	197
Office	144	37
Office/Commercial	14	8
Park	42	185
Residential	9,722	1,830
Residential / Commercial	15	4
Utilities	12	24
Vacant Properties	1,136	221
TOTAL	13,085	3,244

Source: City of Fort Lauderdale, OCCP

Zoning Inventory and Designation

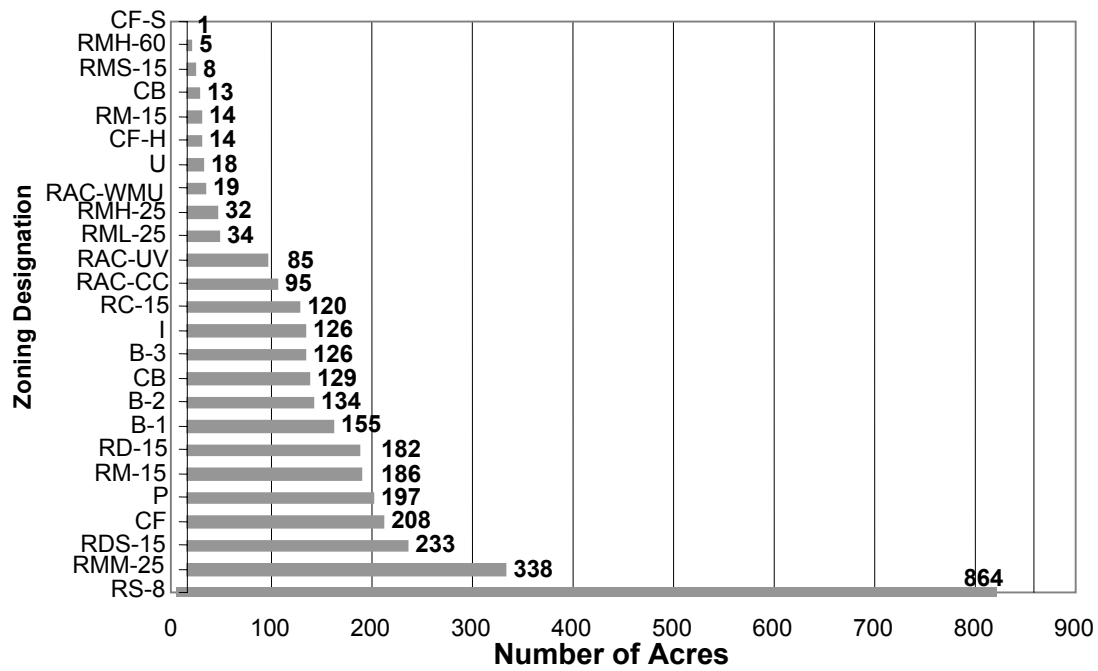
Land use and zoning go hand-in-hand in their development. The land use designation provides for a general framework of permitted uses on a property. Zoning designations, which provide for more specific uses and regulations, are required to be consistent with the land use designation. For example, the commercial **zoning** districts B-1, B-2, and B-3 are considered compatible with a commercial **land use** designation.

Zoning is often a key component of land development regulations. Zoning typically addresses the uses permitted on property, building height and setbacks, landscaping, parking, and access. **Figure 3.5** depicts the official City Zoning Map used for the area.

The most predominant zoning classification in the area is RS-8 at 864 acres, or 26%. The second largest zoning classification is RMM-25 at 338 acres, or 10%. The third largest zoning classification is RDs-15 at 233 acres, or 7% of the area. (**Figure 3.4**)

- **RS-8** (Residential Single Family/Low Medium Density) zoning is intended to provide areas within the City for single-family detached residences and accessory uses. The RS-8 district has a maximum density of eight dwelling units per net acre, which is consistent with density permitted by the residential low-medium category of the City's **Comprehensive Plan**.
- **RMM-25** zoning (Residential Mid Rise Multifamily/Medium High Density) is intended for mid-rise multi-family residences and tourist accommodations. The RMM-25 district has a maximum density of 25 dwelling units per net acre and a maximum density of 30 hotel/motel or nursing home rooms per net acre, which is consistent with the residential medium-high category of the City's **Comprehensive Plan**. Parcels so designated serve as a transition from medium high density multi-family housing and hotel development to single-family and mid-rise multi-family residential neighborhoods and shall be located in proximity to arterial or collector streets or adjacent or near to commercial shopping and office facilities or services.
- **RDs-15** (Residential Single Family/Medium Density) is a zoning district intended to limit new residential development to single-family detached residences. Duplex, townhouse and multi-family uses that exist and are located on property that was zoned RD-15, RC-15 or RM-15 on April 21, 1998, can be redeveloped as duplex, townhouse or multifamily uses, subject to the provisions in Section 47-18.39 of the **Unified Land Development Regulations** (ULDR) of the City of Fort Lauderdale.

FIGURE 3.4 - Zoning Designation by Acreage, Central Area



Source: City of Fort Lauderdale, OCCP

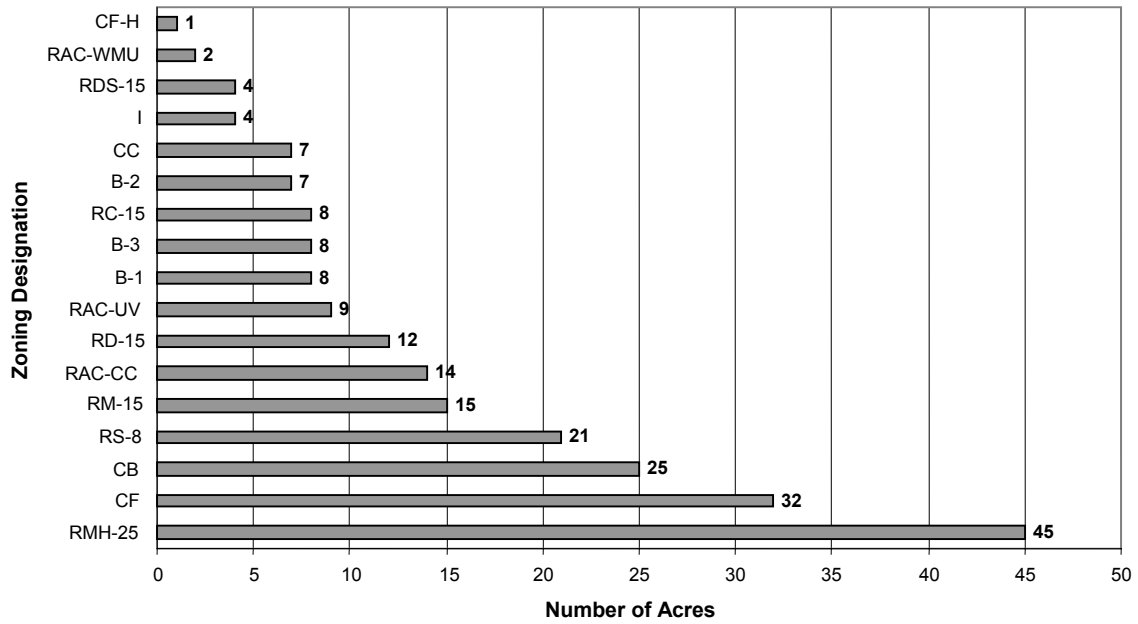
Figure 3.5

Vacant Land Use Analysis

The Central Area has room for growth on 222 acres of vacant-developable parcels that are located south of Sunrise Boulevard, totaling 1,136 vacant properties. **Figure 3.7** shows the location of all the vacant properties. Of these properties, 45 acres, or 20%, are zoned *RMH-25*. The second largest zoning category of vacant land is *CF* at 32 acres, or 14%. The third largest zoning category is *CB* at 25 acres, or 11%. (**Figure 3.6**)

- *RMH-25* Districts (Residential High-Rise Multifamily/Medium High Density) are intended for high-rise multi-family residences and tourist accommodations. Parcels so designated shall serve as a transition from medium-high density multi-family housing and hotel development and single-family and low to mid-rise multi-family residential neighborhoods and shall be located in proximity to arterial or collector streets or adjacent or near to commercial shopping and office facilities or services. The *RMH-25* district has a maximum density of twenty-five (25) dwelling units per net acre and a maximum density of thirty (30) hotel/motel or nursing home rooms per net acre, which is consistent with the residential medium-high category of the City's **Comprehensive Plan**.
- *CF* Districts (Community Facility) are intended to provide suitable locations for institutions serving public needs, including the administrative activities of a municipal, state or federal agency, religious facilities, educational facilities and other public purpose facilities which generally benefit the community, consistent with the community facility land use designation of the City's **Comprehensive Plan**. Community facilities shall be limited at certain locations to specific uses, as identified by the list of permitted and conditional uses for each of the following community facility districts:
 - 1) *CF*: Community Facility
 - 2) *CF-H*: Community Facility-House of Worship
 - 3) *CF-S*: Community Facility-School.
 - 4) *CF-HS*: Community Facility-House of Worship and School
- *CB* Districts (Community Business) are intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the *CB* district are intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business. The *CB* district is located on collector and arterial streets, providing for both vehicular and pedestrian traffic.

FIGURE 3.6 - Acres of Vacant Parcels by Zoning, Central Area



Source: City of Fort Lauderdale, OCCP

Figure 3.7